



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 30, 2019

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
CalFire – Prevention

CalFire – Resource Management
Department of Fish and Wildlife
Coastal Commission
US Fish & Wildlife Service
Gualala Municipal Advisory Council
North Gualala Water District

Point Arena City Planning
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDPR_2019-0002

DATE FILED: 3/29/2019

OWNER: MARY ANN & JOHN D MCVICAR

AGENT: PAUL STYSKAL

REQUEST: Coastal Development Permit Renewal of CDP 2005-0067, which authorized the construction of a 2,271 sq. ft. single family residence with a detached 576 sq. ft. garage, installation of a driveway, septic system, and removal of 24± trees. No changes to the original request. The renewal will result in a new expiration date of May 25, 2020.

LOCATION: In the Coastal Zone, 1.5± miles north of Gualala, on the west side of Glennen Drive (CR 534), 1,800± ft. northwest of its intersection with State Highway 1 (SH 1), located at 36830 Glennen Dr., Gualala (APN: 144-300-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: May 14, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

OWNER/
APPLICANT: MARY ANN & JOHN D MCVICAR

AGENT: PAUL STYSKAL

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ACREAGE: 0.85 acre

GENERAL PLAN: Rural Residential 5(2) ZONING: Rural Residential 5 COASTAL ZONE: YES

EXISTING USES: Undeveloped SUPERVISORIAL DISTRICT: 5

TOWNSHIP: 11 N RANGE: 15 W SECTION: 21 USGS QUAD#: 70

RELATED CASES ON SITE: ST#23723, Septic permit for subject parcel. CDP 2005-0067, subject coastal development permit being renewed.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential 5(2)	Rural Residential 5	0.65 acre	Vacant
EAST:	Rural Residential 5(2)	Rural Residential 5	0.61 acre	Single Family Residential
SOUTH:	Rural Residential 5(2)	Rural Residential 5	0.8 acre	Vacant
WEST:	Rural Residential 5(2)	Rural Residential 5	0.61 acre	Single Family Residential

REFERRAL AGENCIES:

☒ Planning (Ukiah)
☒ Department of Transportation
☒ Environmental Health (FB)
☒ Building Inspection (FB)
☐ Emergency Services
☒ Assessor
☐ Farm Advisor
☐ Agriculture Commissioner
☐ Forestry Advisor
☐ Air Quality Management District
☐ ALUC
☐ County Water Agency
☐ Archaeological Commission
☒ US Fish & Wildlife Service
☒ Cloverdale Rancheria
☒ Redwood Valley Rancheria

☒ Sherwood Valley Pomo Band
☐ Native Plant Society
☐ State Clearinghouse
☐ Caltrans
☒ CalFire
☒ Department of Fish & Game
☒ Coastal Commission
☐ RWQCB
☐ Division of Mines & Geology
☐ Department of Health Services
☐ Department of Parks & Recreation
☐ Department of Conservation
☐ Soil Conservation Service
☐ Army Corps of Engineers

☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☒ North Gualala Water District
☐ South Coast Fire District
☐ Community Svcs
☒ Point Arena City Planning

ADDITIONAL INFORMATION: Biological Assessment (dated November, 2003). Botanical Survey and Wetland Determination/Delineation (dated 7/31/2006) and addendum (dated 10/29/2006). Botanical Survey Update (dated 4/12/2016).

ASSESSOR'S PARCEL #: 144-300-03

PROJECT COORDINATOR: Tia Sar PREPARED BY: Tia Sar DATE: 4/16/2019

ENVIRONMENTAL DATA
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# Exempt <1acre Very High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Quinliven-Ferncreek complex
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

		COASTAL ZONE
Yes	No	
	YES	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Creek on site. Biological Assessment has identified an ESHA within 100 feet of development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Map 31: Gualala
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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DEPT OF PLANNING & BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s)

Date Filed

Fee \$

Receipt No.

Received by

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant

JOHN MCVICAR
MARY ANN MCVICAR

Name of Owner(s)

SAME AS
APPLICANT

Name of Agent

PAUL STYSKAL

Mailing Address

119 TARTAN WAY
FAIRFIELD, CA.
94534

Mailing Address

Mailing Address

P.O. BOX 1177
GUALALA, CA.
95445

Telephone Number

707-864-5616 HOME
707-718-3498 CELL

Telephone Number

Telephone Number

707-884-1534

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

Driving Directions

The site is located on the W (N/S/E/W) side of GLENNEN DRIVE (name road)
approximately 1300 (feet/miles) N.W. (N/S/E/W) of its intersection with
SOUTH COAST HIGHWAY 1 (provide nearest major intersection).

Assessor's Parcel Number(s)

144-300-03

Date of expiration of issued CDP

MAY 25, 2019

Parcel Size

.85

☐ Square Feet
☒ Acres

Street Address of Project

36830 GLENNEN DR.
GUALALA, CA. 95445

RECEIVED
MAR 22 2019

COASTAL DEVELOPMENT PERMIT RENEWAL

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

• REMOVE APPROX. 24 PINE TREES
 • CONSTRUCT DRIVEWAY, SEPTIC SYSTEM W/ LEACH FIELD
 " 2 BEDROOM SINGLE FAMILY RESIDENCE
 " 2 CAR GARAGE - DETACHED

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	(1) HOUSE (1) GARAGE	HOUSE 2271 SQ FT GARAGE 576 SQ FT
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

3. Are there existing structures on the property? ☐ Yes ☒ No
 If yes, describe below and identify the use of each structure on the plot plan.

4. Utilities will be supplied to the site as follows:

- A. Electricity
☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None
- B. Gas
☒ Utility Company/Tank
☐ None
- C. Telephone: ☒ Yes ☐ No

5. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

LIGHTING WILL BE BOXED AND DOWNCAST

6. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank (indicate primary + replacement leachfields on plot plan) _____
☐ Other, specify _____

7. What will be the domestic water source?

- ☒ Community water system, specify supplier NORTH GUALALA WATER CO.
☐ Well
☐ Spring
☐ Other, specify _____

8. Is any grading or road construction planned? ☒ Yes ☐ No

Estimate the amount of grading in cubic yards 20 c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

FLAT

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

10. Is the proposed development visible from:

- A. State Highway 1? ☐ Yes ☒ No
B. Park, beach or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 28 feet

12. Describe all exterior materials and colors of all structures. SEE NEXT PAGE

12.	<u>ITEM</u>	<u>TYPE</u>	<u>COLOR</u>
	SIDING	HARDI BOARD	BEIGE
	TRIM	"	BROWN
	CHIMNEY	STONE	GREY
	ROOFING	COMP. SHINGLE	BROWN
	WINDOWS	FIBER GLASS	BROWN
	DOOR	OAK	WOOD

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? NONE

14. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:


(Description of development)
CONSTRUCT A 2271 SQ. FT. SINGLE FAMILY RESIDENCE W/ AVERAGE MAX. HEIGHT OF 28' ABOVE FINISHED GRADE. CONSTRUCT A 576 SQ. FT. GARAGE. INSTALL DRIVEWAY, SEPTIC SYSTEM, AND CONNECT TO A COMMUNITY WATER SYSTEM. CONDUCT MINOR GRADING ASSOCIATED WITH THE DEVELOPMENT.
Located at: 36830 GLENNEN DR. GUALALA, CA APN # 144-300-03

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

36830 GLENNEN DR. GUALALA, CA.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative

March 28, 2019

Date

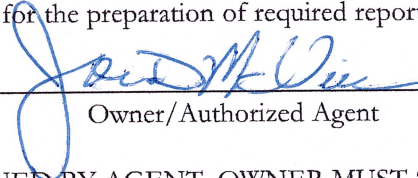
(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



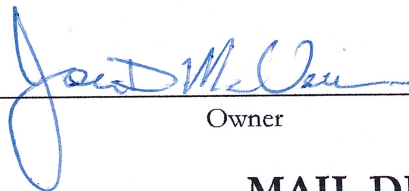
Owner/Authorized Agent

March 25, 2019
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize PAUL STYSKAL to act as my representative and to bind me in all matters concerning this application.



Owner

March 25, 2019
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

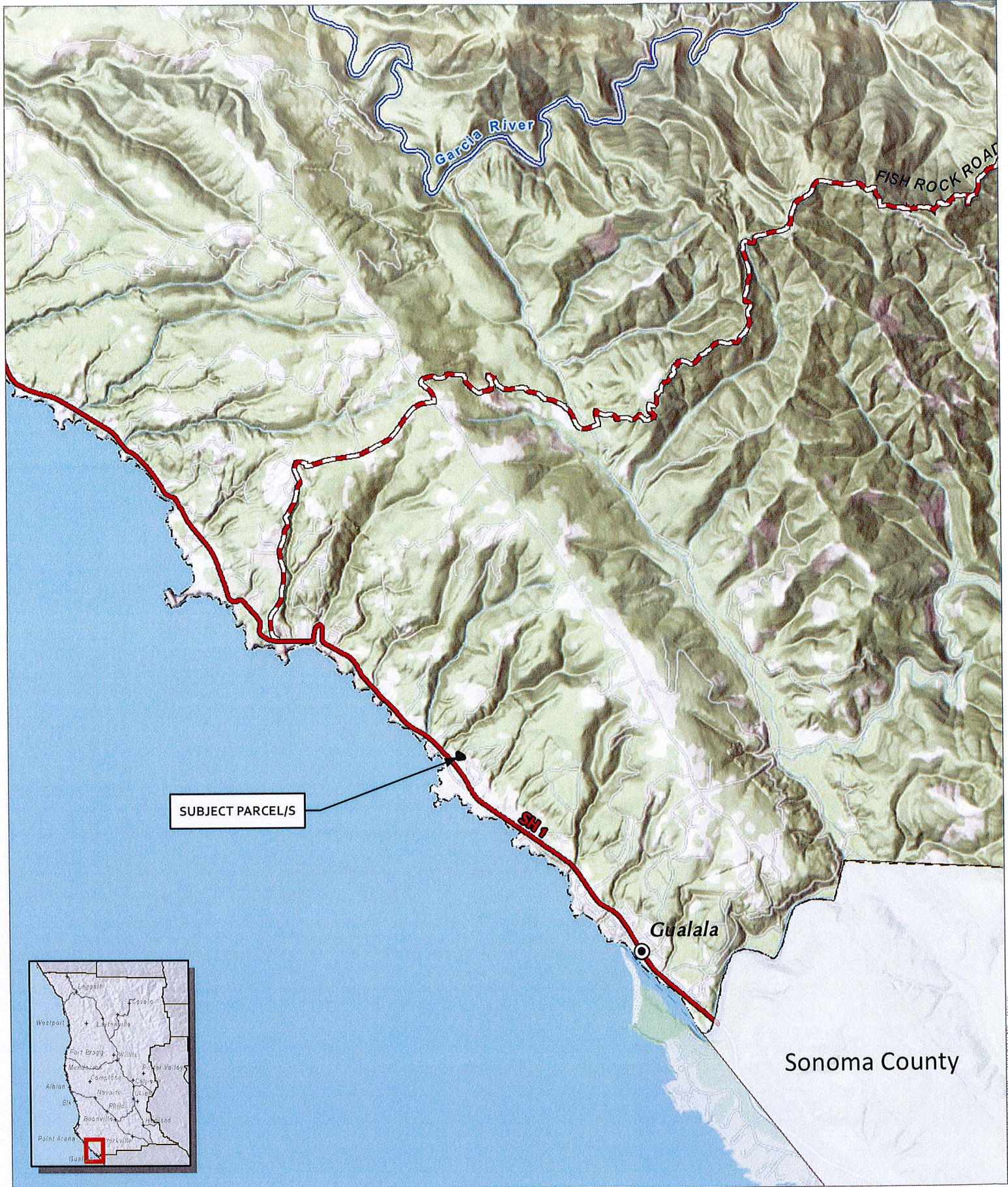
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT






As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

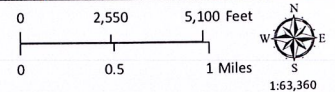
Date: March 25, 2019


Applicant



CASE: **CDPR 2019-0002**
 OWNER: **McVICAR, Mary Ann & John**
 APN: **144-300-03**
 APLCT: **John & Mary Ann McVicar**
 AGENT: **Paul Styskal**
 ADDRESS: **36830 Glennen Drive, Gualala**




-  Major Towns & Places
-  Highways
-  California Counties
-  Major Roads
-  Major Rivers

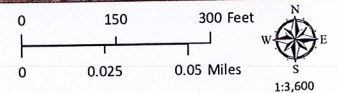


LOCATION MAP



CASE: CDPR 2019-0002
OWNER: McVICAR, Mary Ann & John
APN: 144-300-03
APLCT: John & Mary Ann McVicar
AGENT: Paul Styskal
ADDRESS: 36830 Glennen Drive, Gualala

 Named Rivers
 Public Roads
 Private Roads

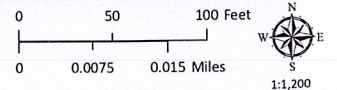


AERIAL IMAGERY



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Public Roads

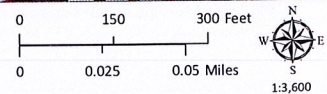


AERIAL IMAGERY

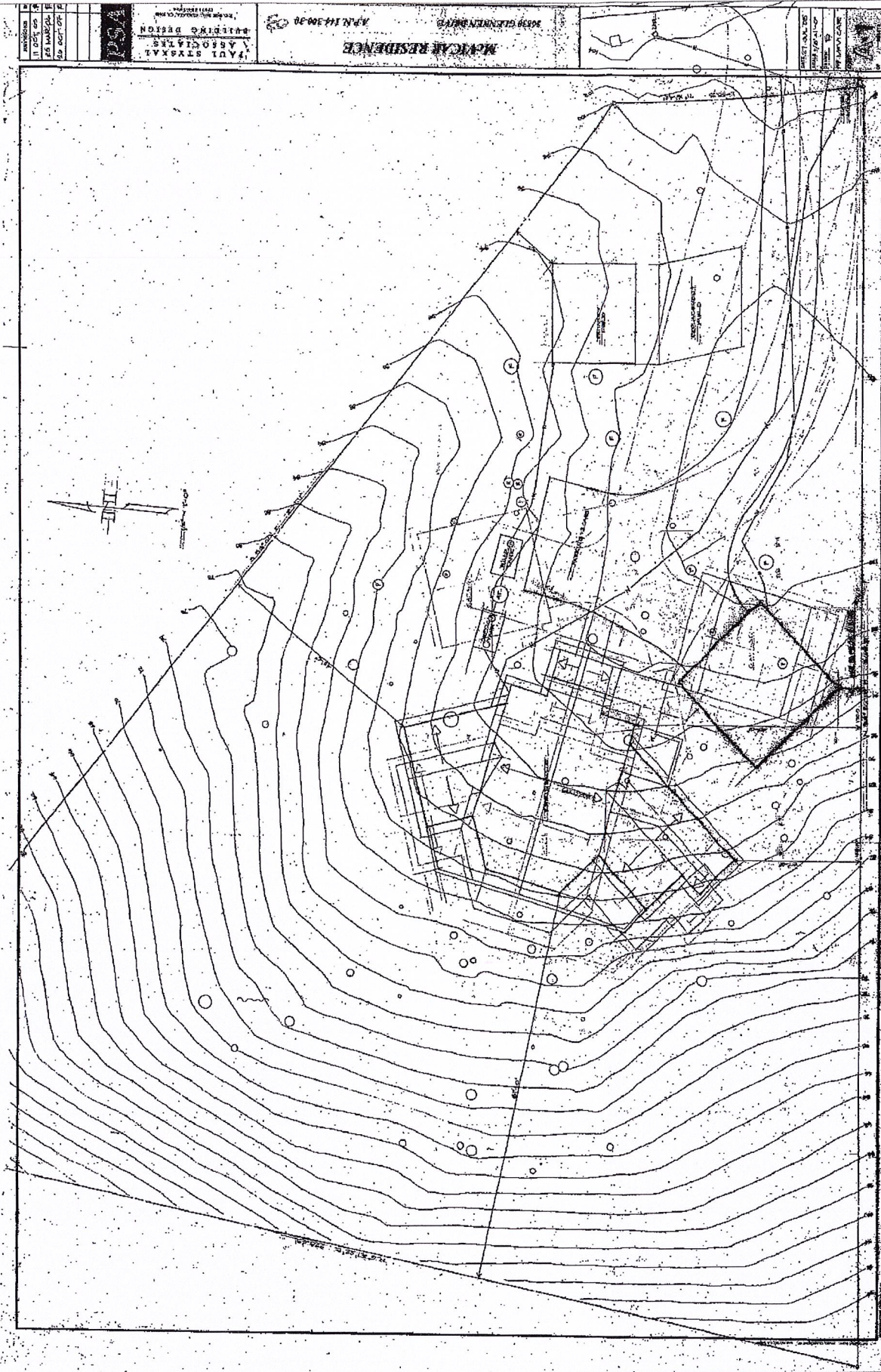


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 Public Roads
 Private Roads



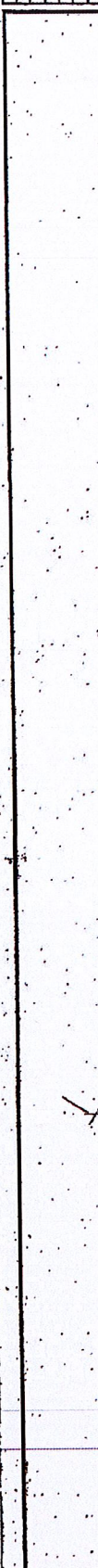
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



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NO SCALE

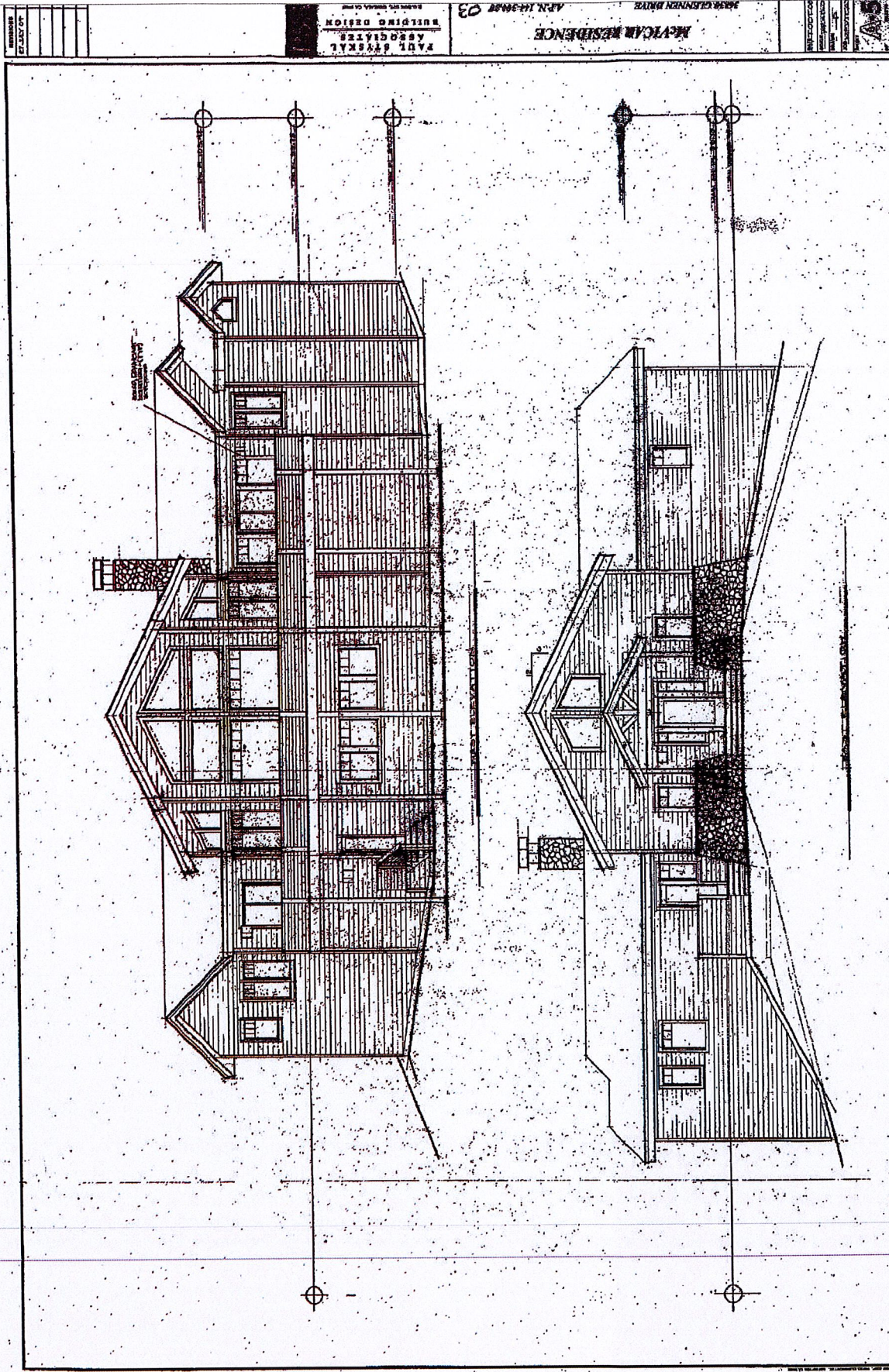
SITE PLAN



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NO SCALE

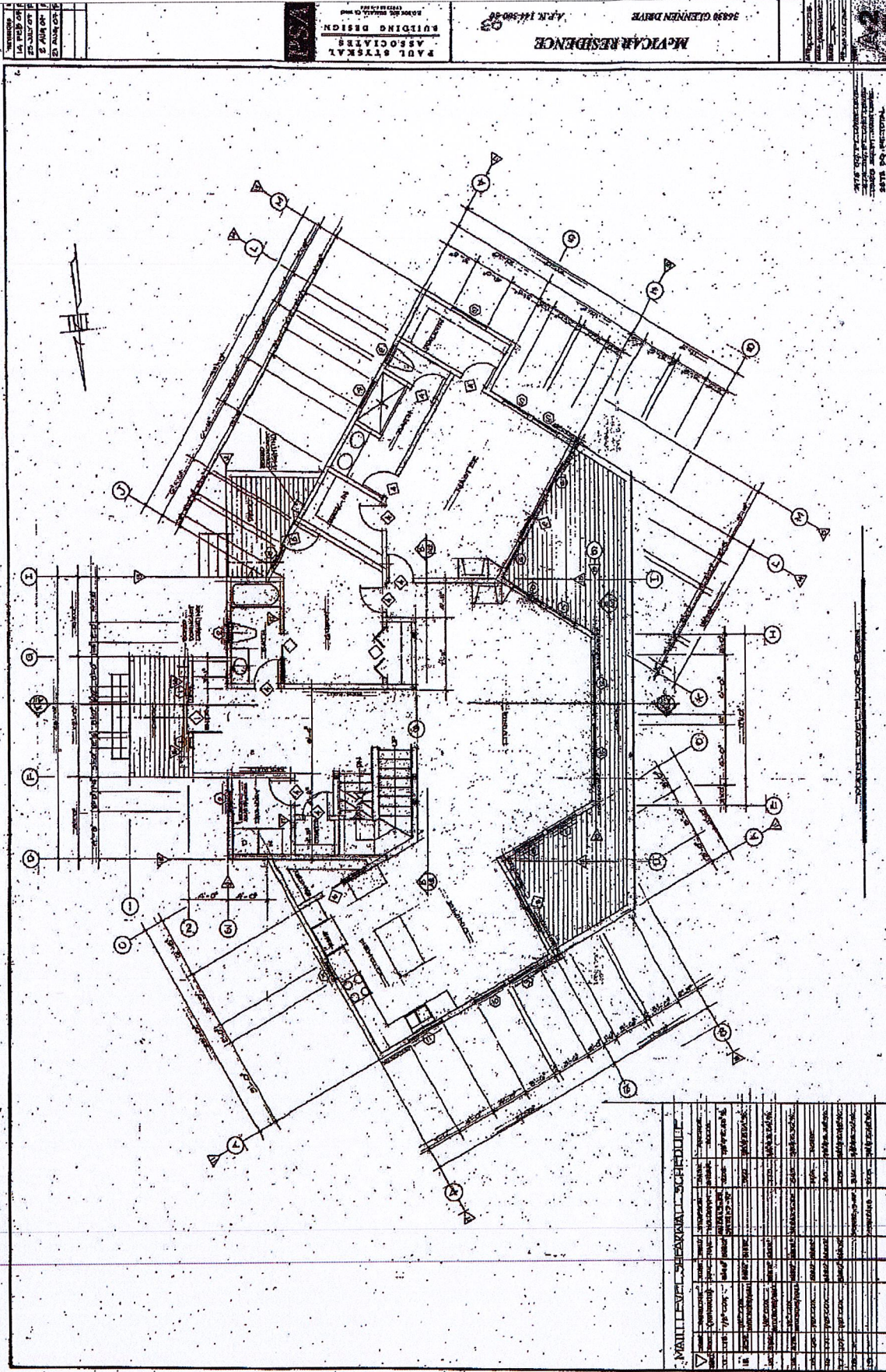
ELEVATIONS



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NO SCALE

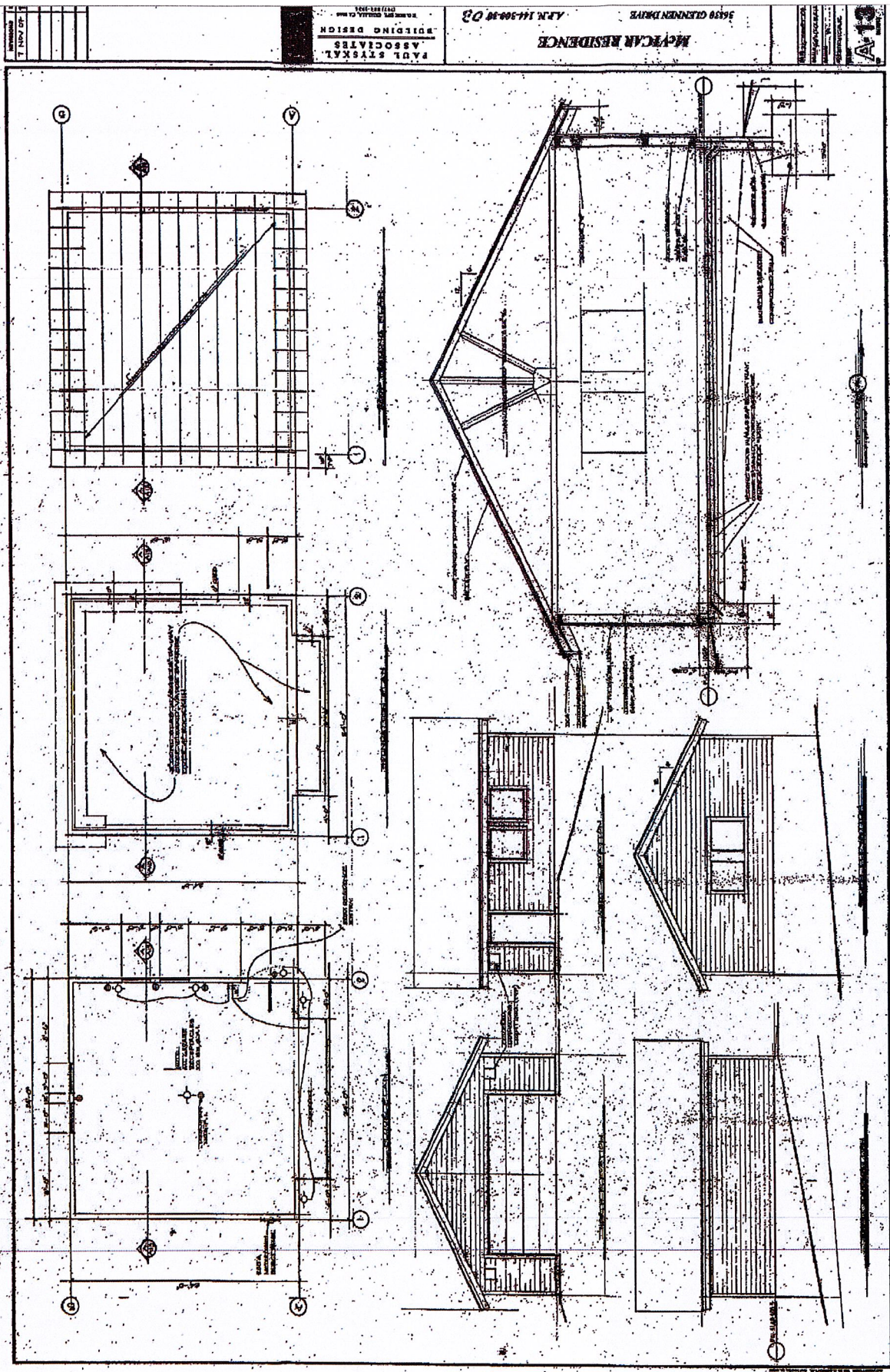
ELEVATIONS



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NO SCALE

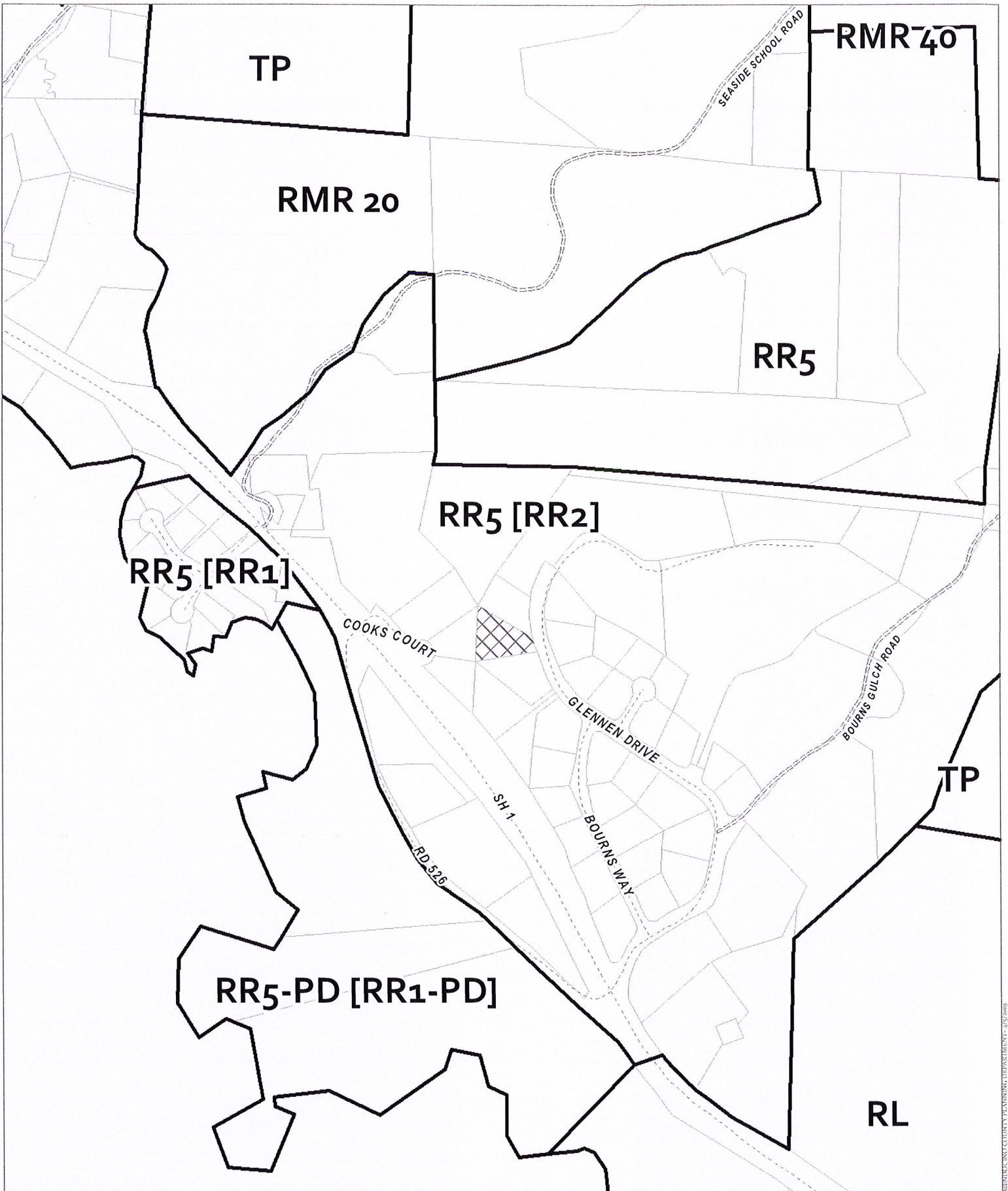
FLOOR PLAN





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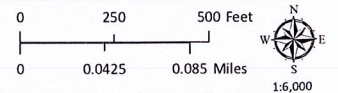
NO SCALE

GARAGE ELEVATIONS

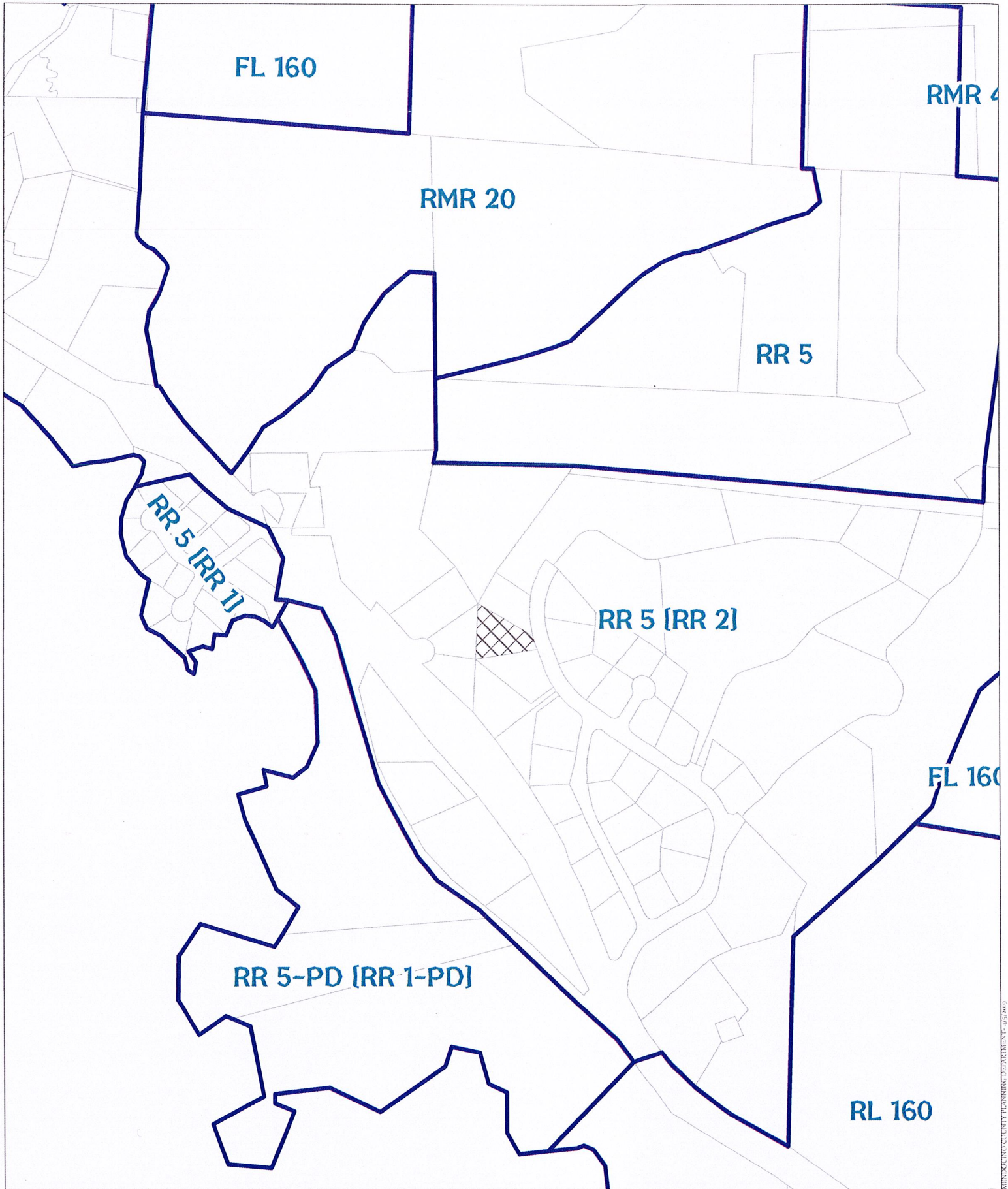


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 Zoning Districts
 Public Roads

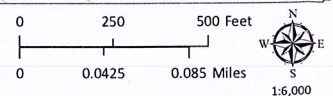


ZONING DISPLAY MAP

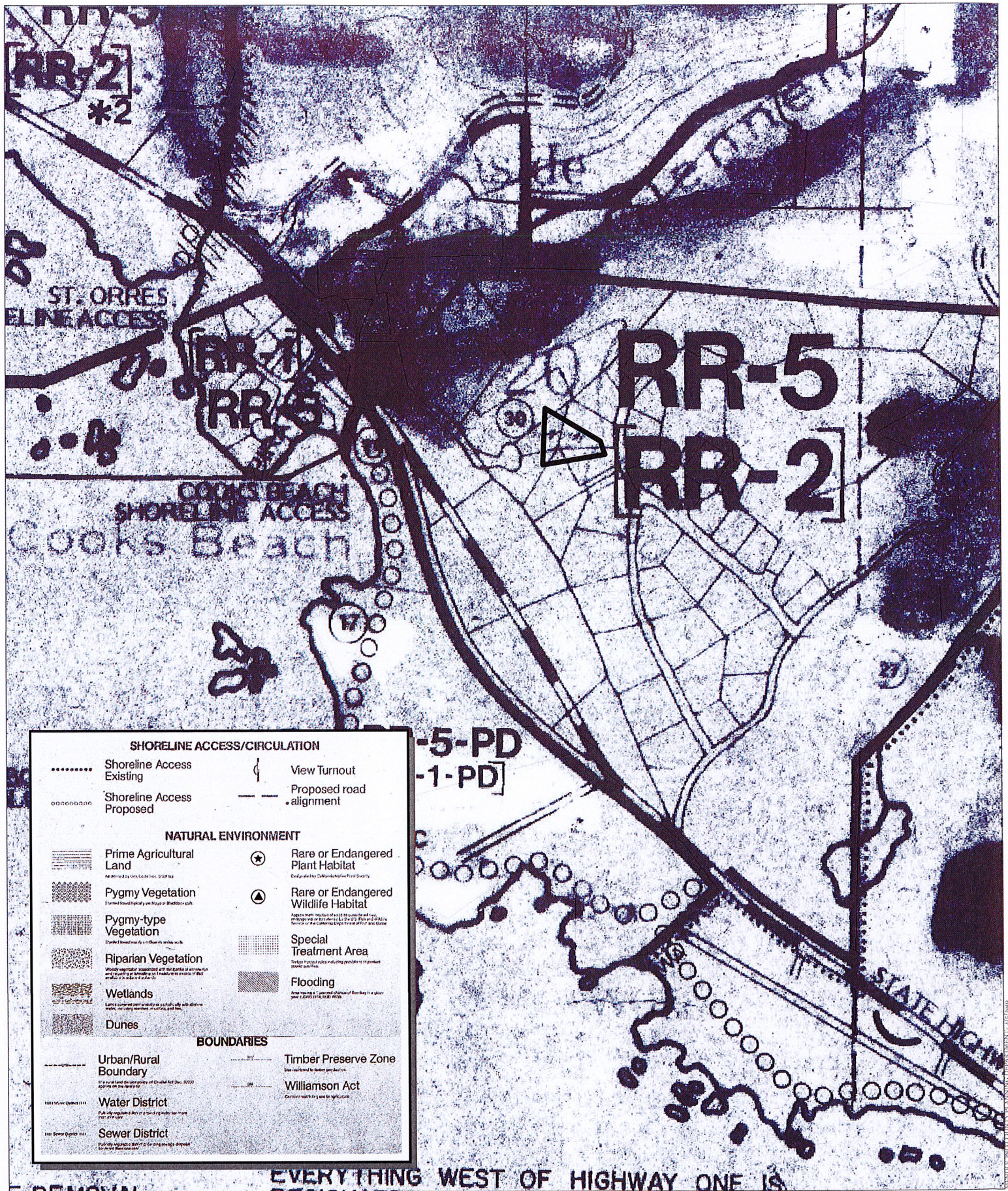


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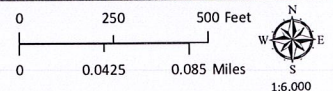
 General Plan Classes

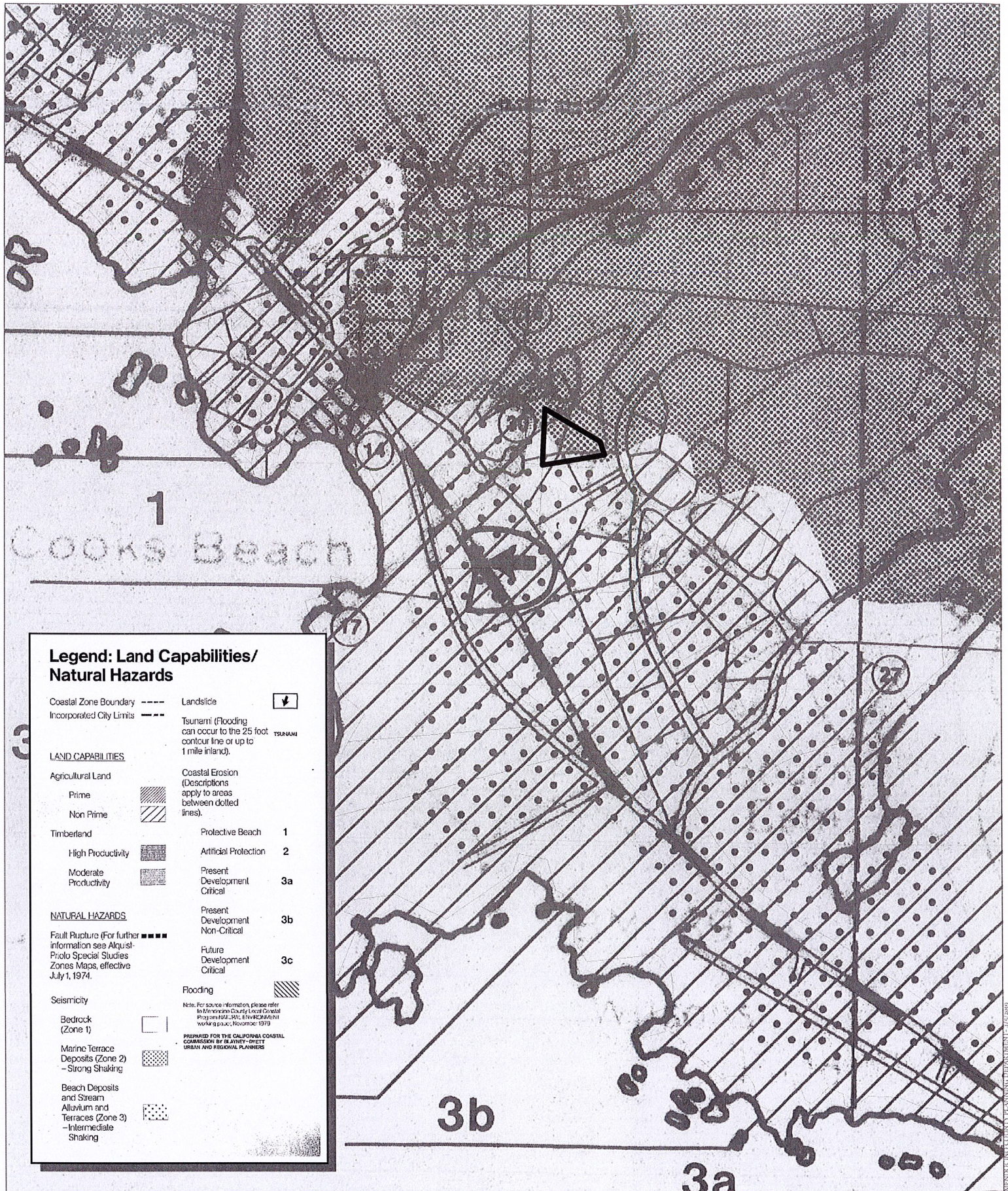


GENERAL PLAN CLASSIFICATIONS



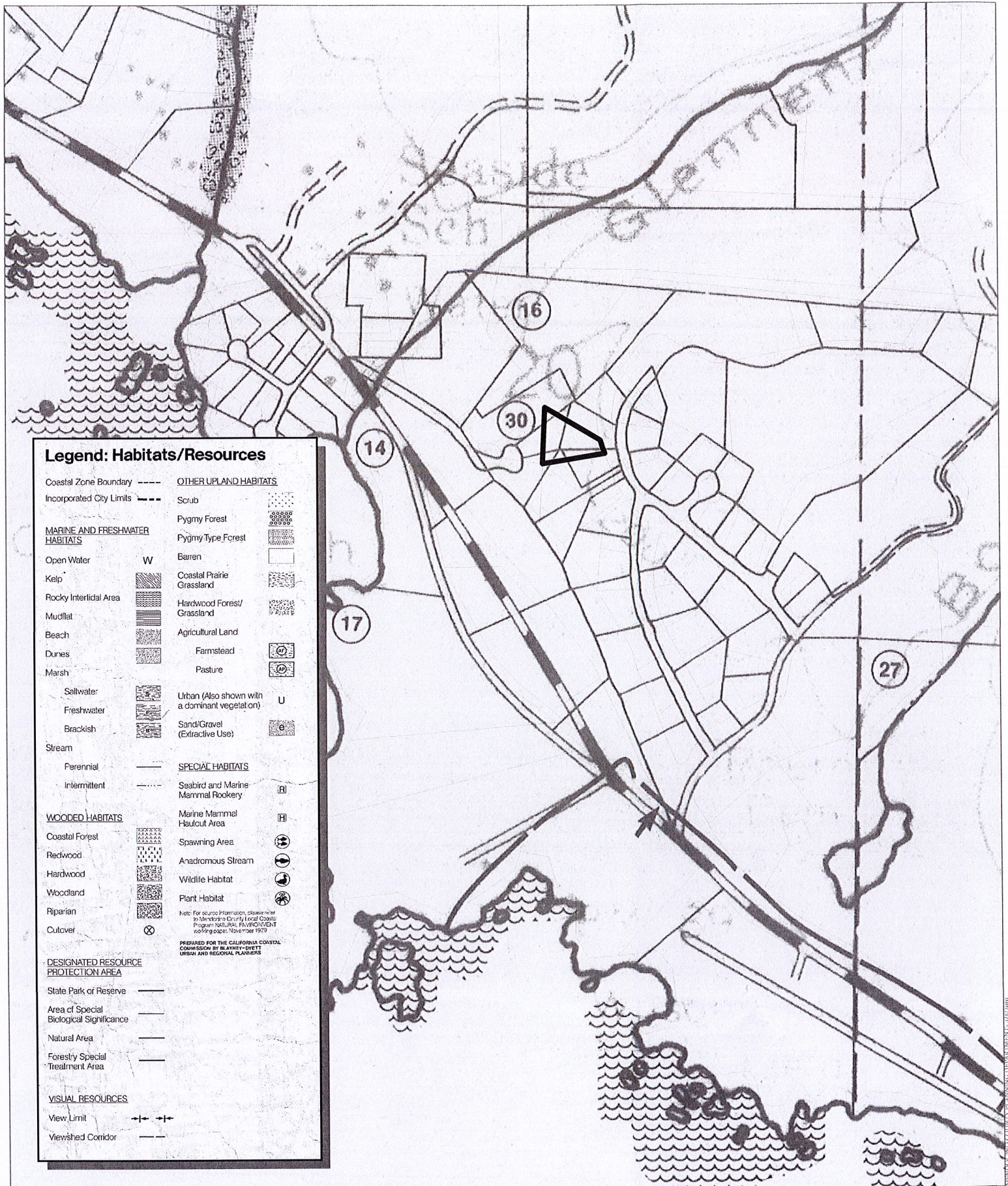
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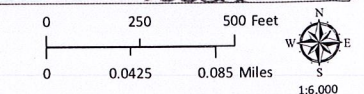


CASE: CDPR 2019-0002
OWNER: McVICAR, Mary Ann & John
APN: 144-300-03
APLCT: John & Mary Ann McVicar
AGENT: Paul Styskal
ADDRESS: 36830 Glennen Drive, Gualala

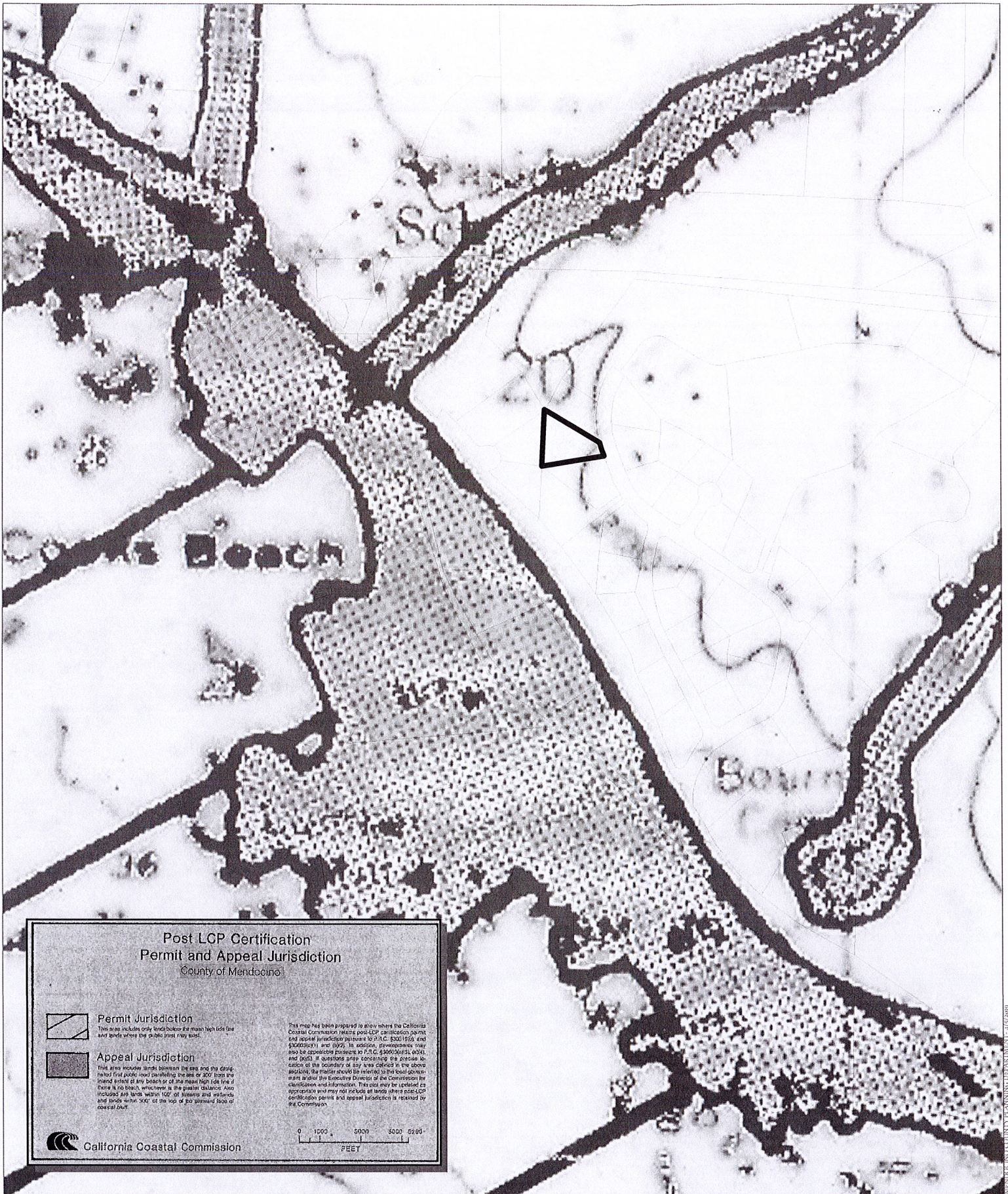
LCP LAND CAPABILITIES & NATURAL HAZARDS



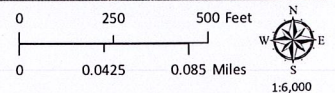
CASE: CDPR 2019-0002
 OWNER: McVICAR, Mary Ann & John
 APN: 144-300-03
 APLCT: John & Mary Ann McVicar
 AGENT: Paul Styskal
 ADDRESS: 36830 Glennen Drive, Gualala



LCP HABITATS & RESOURCES




CASE: CDPR 2019-0002
 OWNER: McVICAR, Mary Ann & John
 APN: 144-300-03
 APLOT: John & Mary Ann McVicar
 AGENT: Paul Styskal
 ADDRESS: 36830 Glennen Drive, Gualala

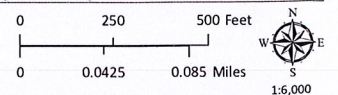


APPEALABLE AREAS

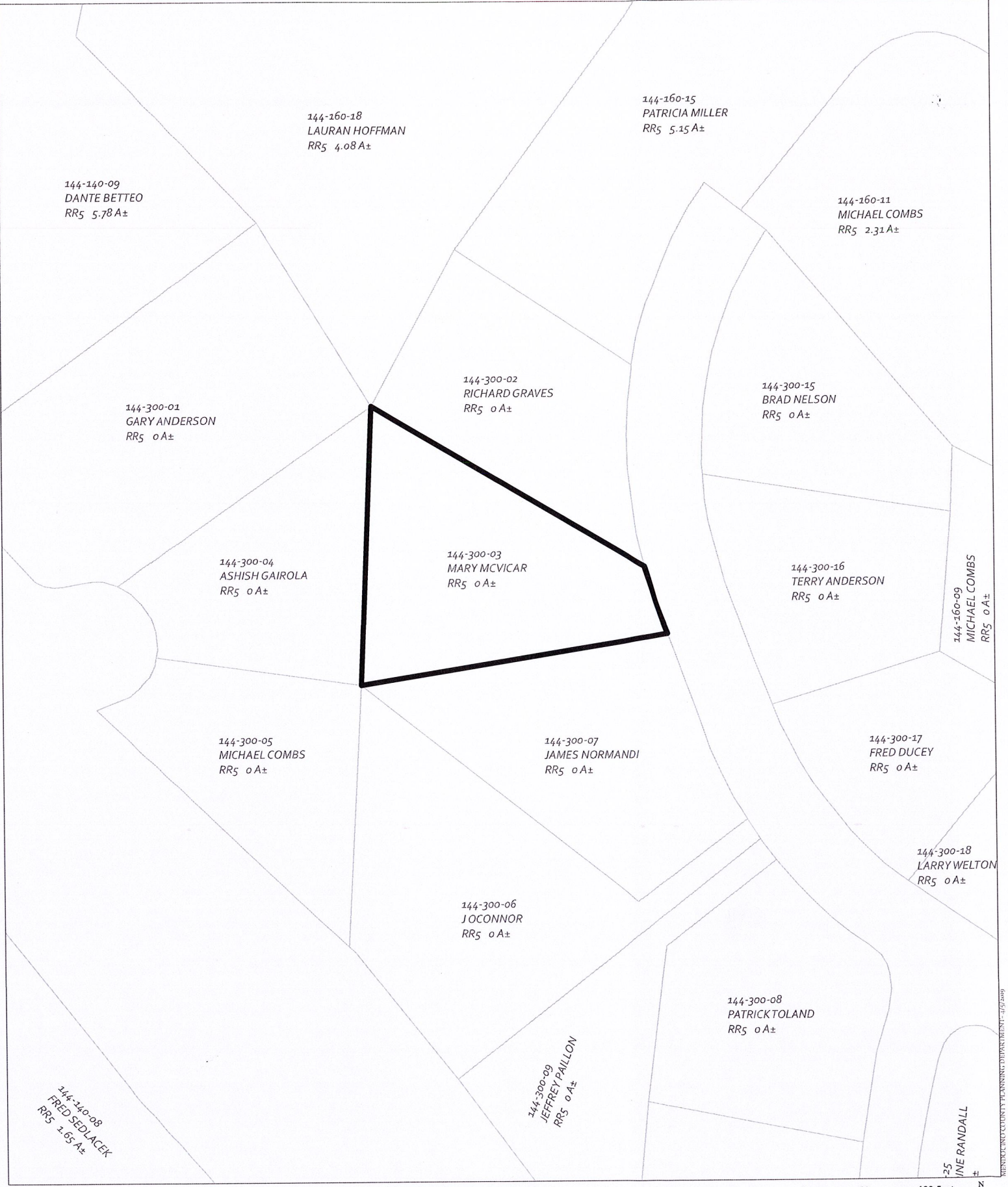


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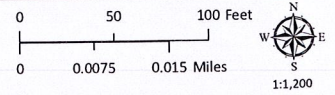
 CDP Exclusion Areas



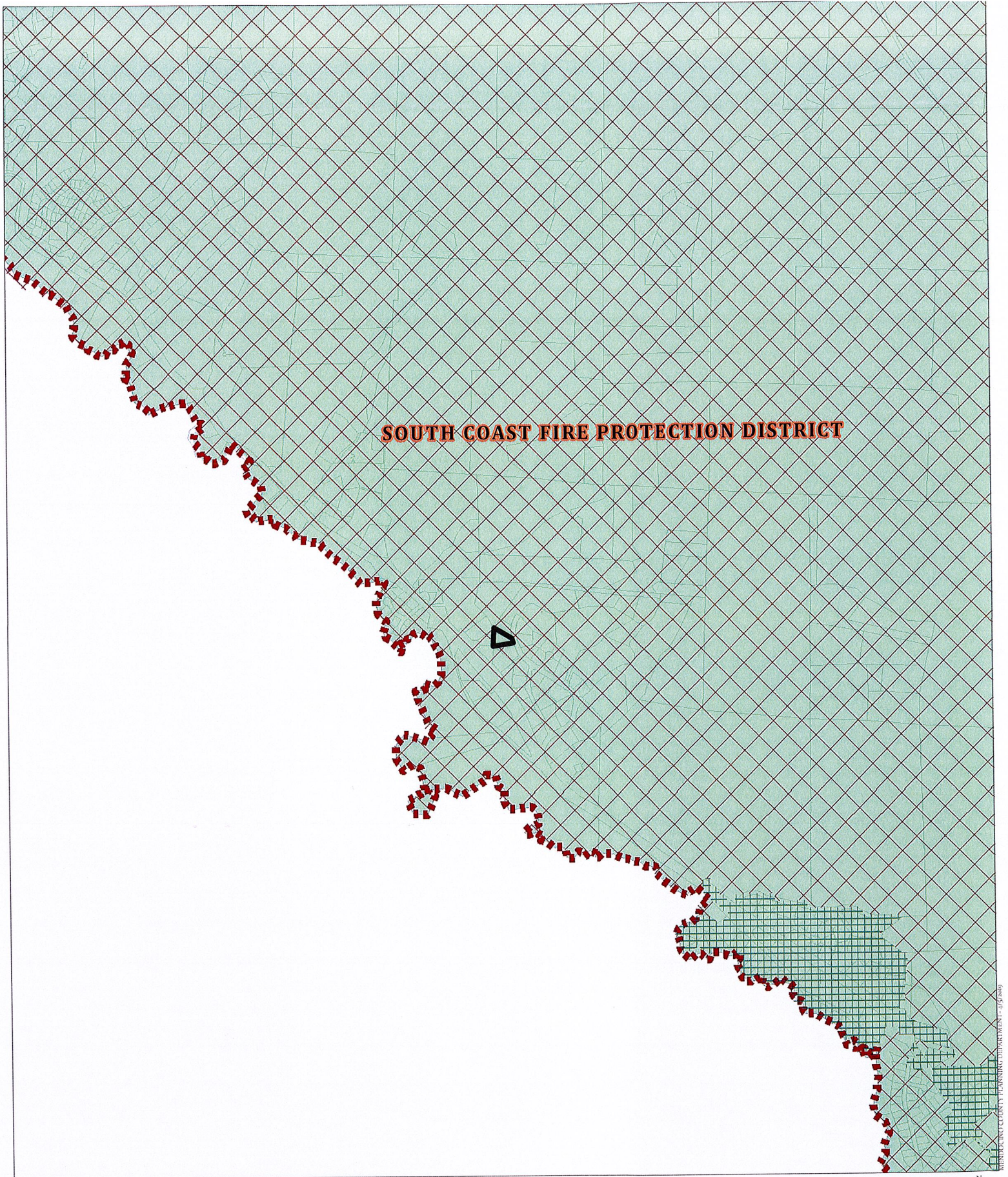
CDP EXCLUSION ZONES



CASE: CDPR 2019-0002
OWNER: McVICAR, Mary Ann & John
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

ADJACENT PARCELS

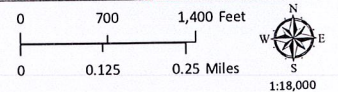


SOUTH COAST FIRE PROTECTION DISTRICT

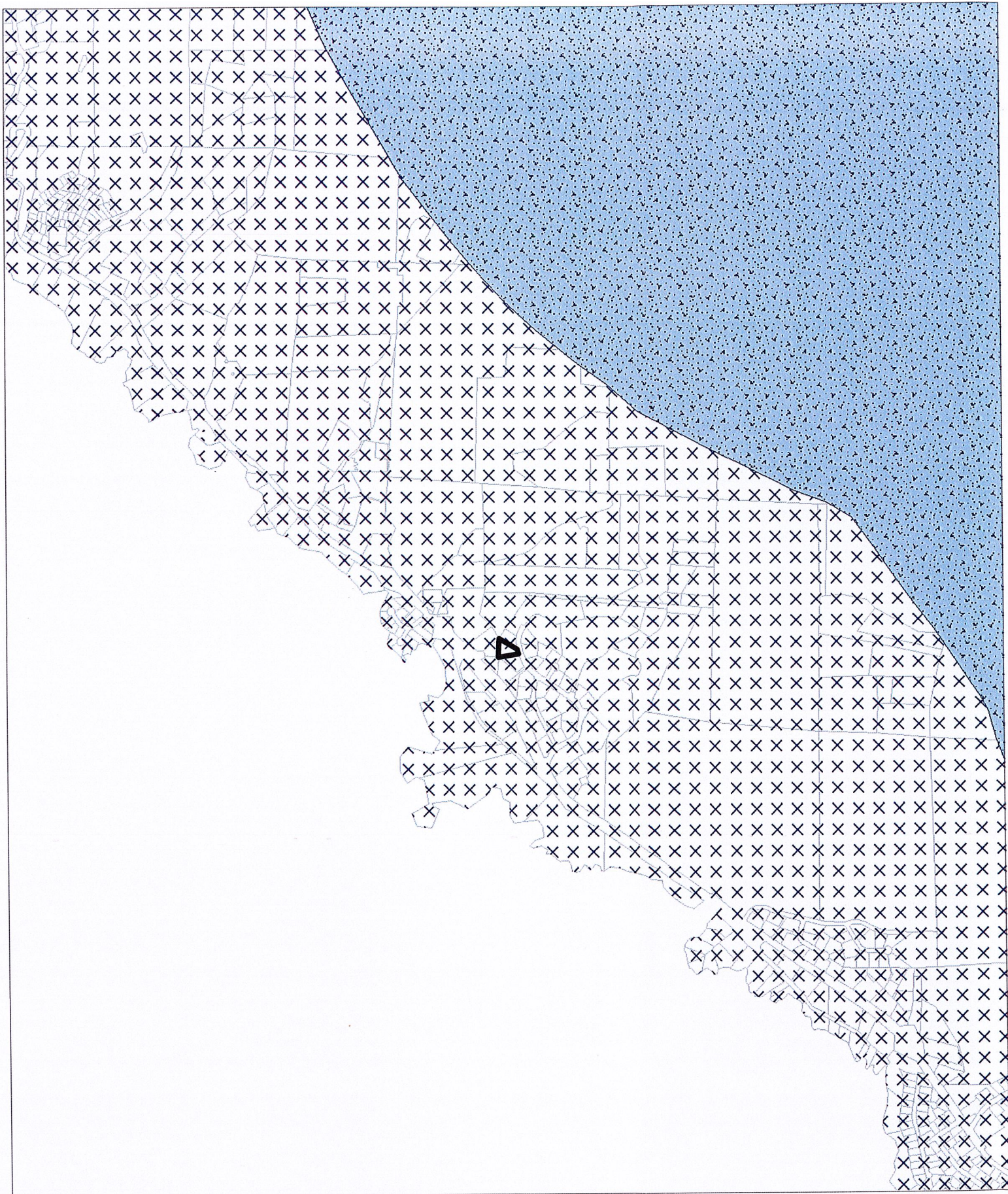


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

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

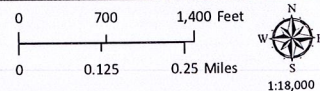


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

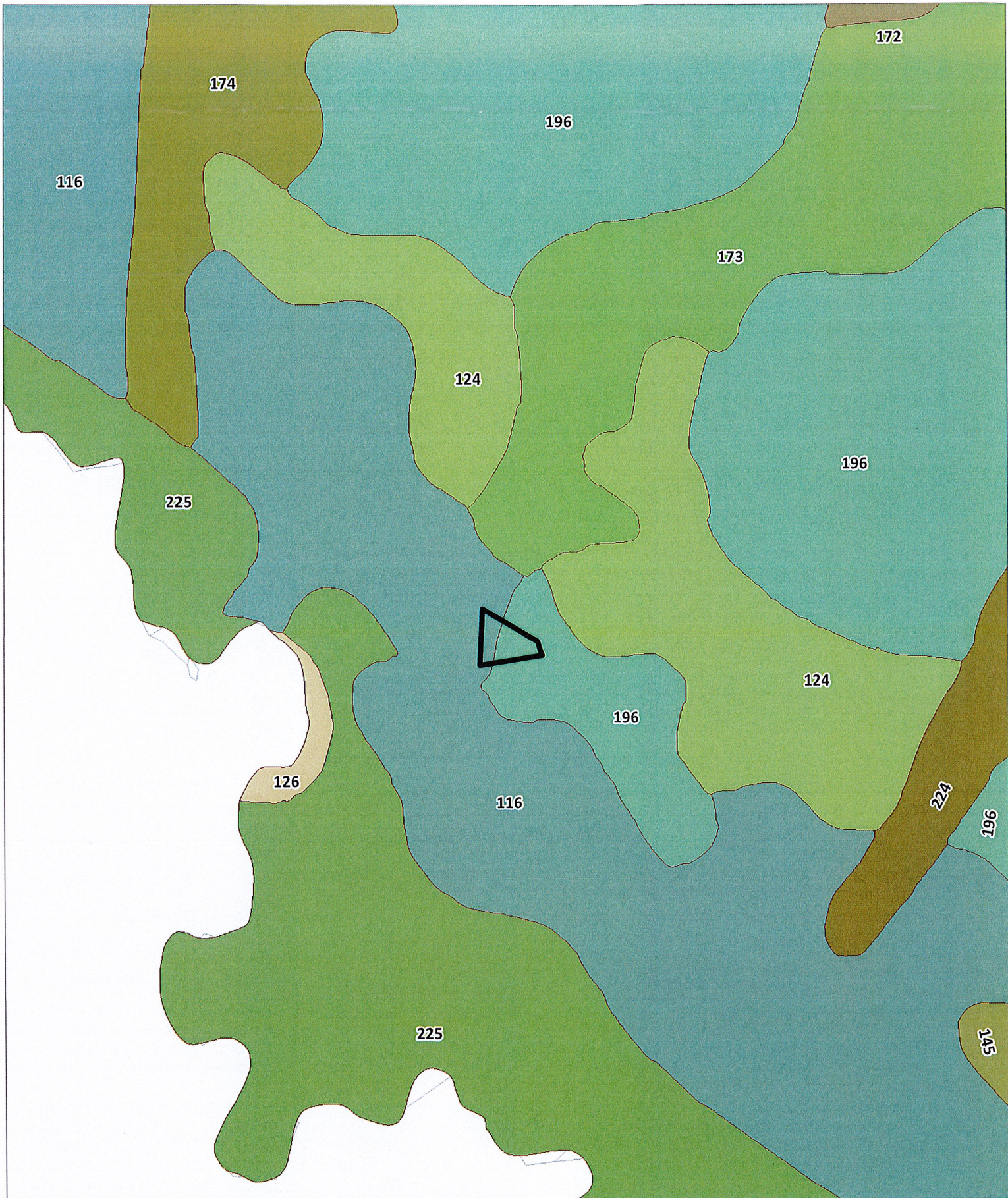


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
-  Critical Water Areas
-  Critical Water Resources Bedrock

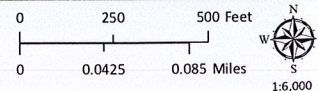


GROUND WATER RESOURCES

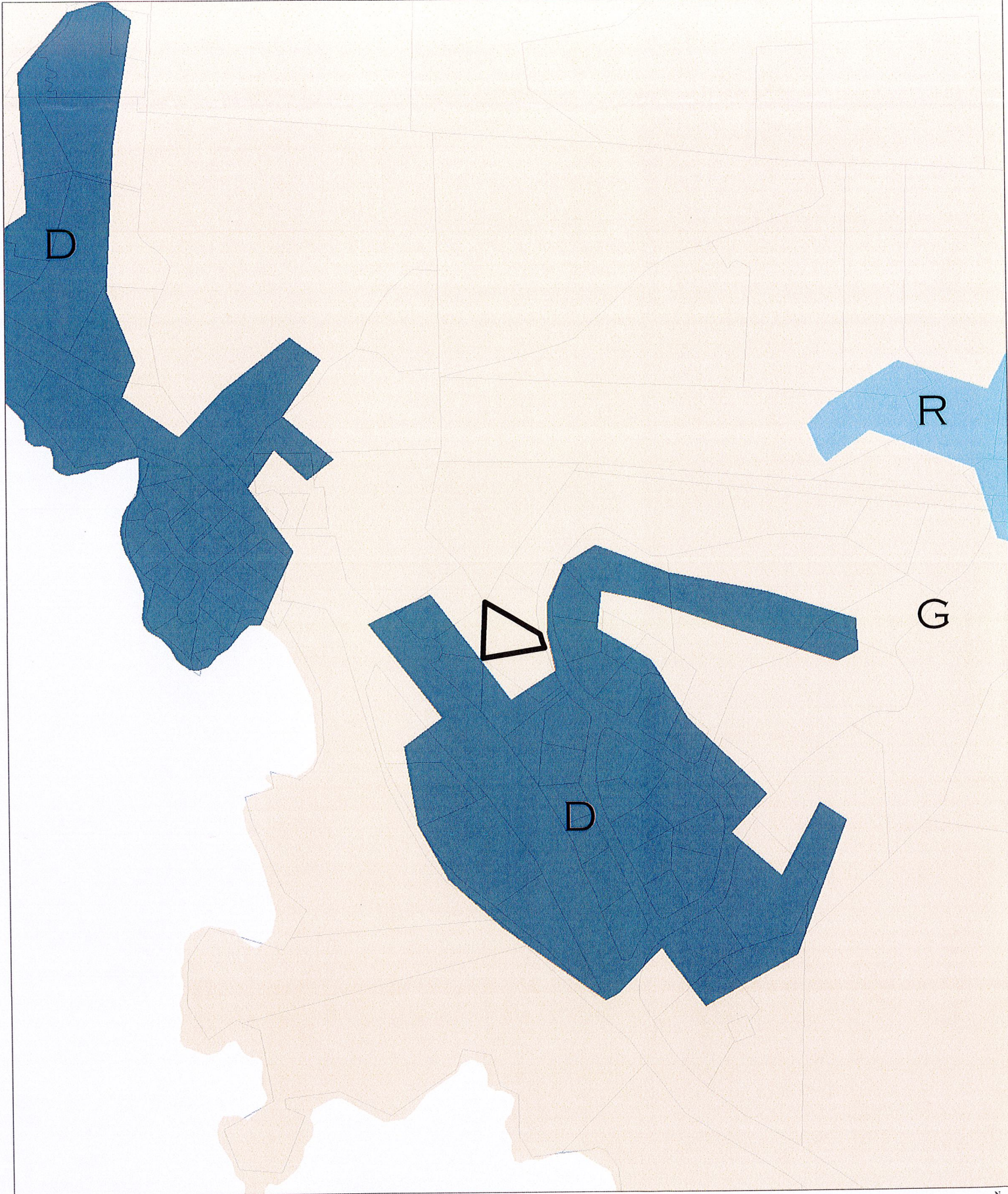


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 Western Study Soil Types

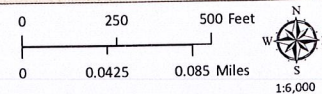


LOCAL SOILS

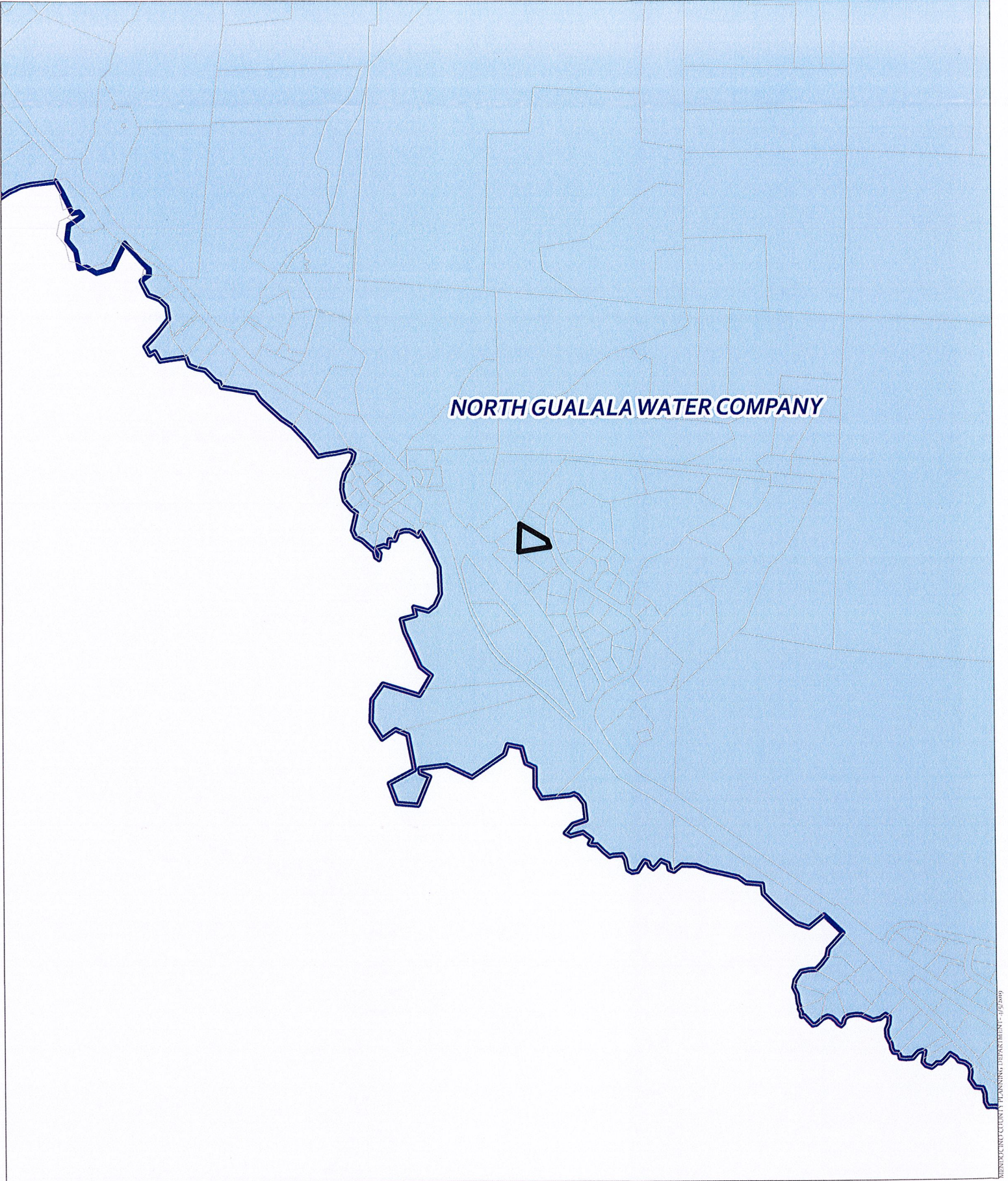


CASE: **CDPR 2019-0002**
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APN: **144-300-03**
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AGENT: **Paul Styskal**
ADDRESS: **36830 Glennen Drive, Gualala**

-  Urban & Built-Up Land (D)
-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)




IMPORTANT FARMLAND

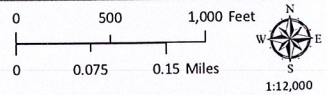


NORTH GUALALA WATER COMPANY

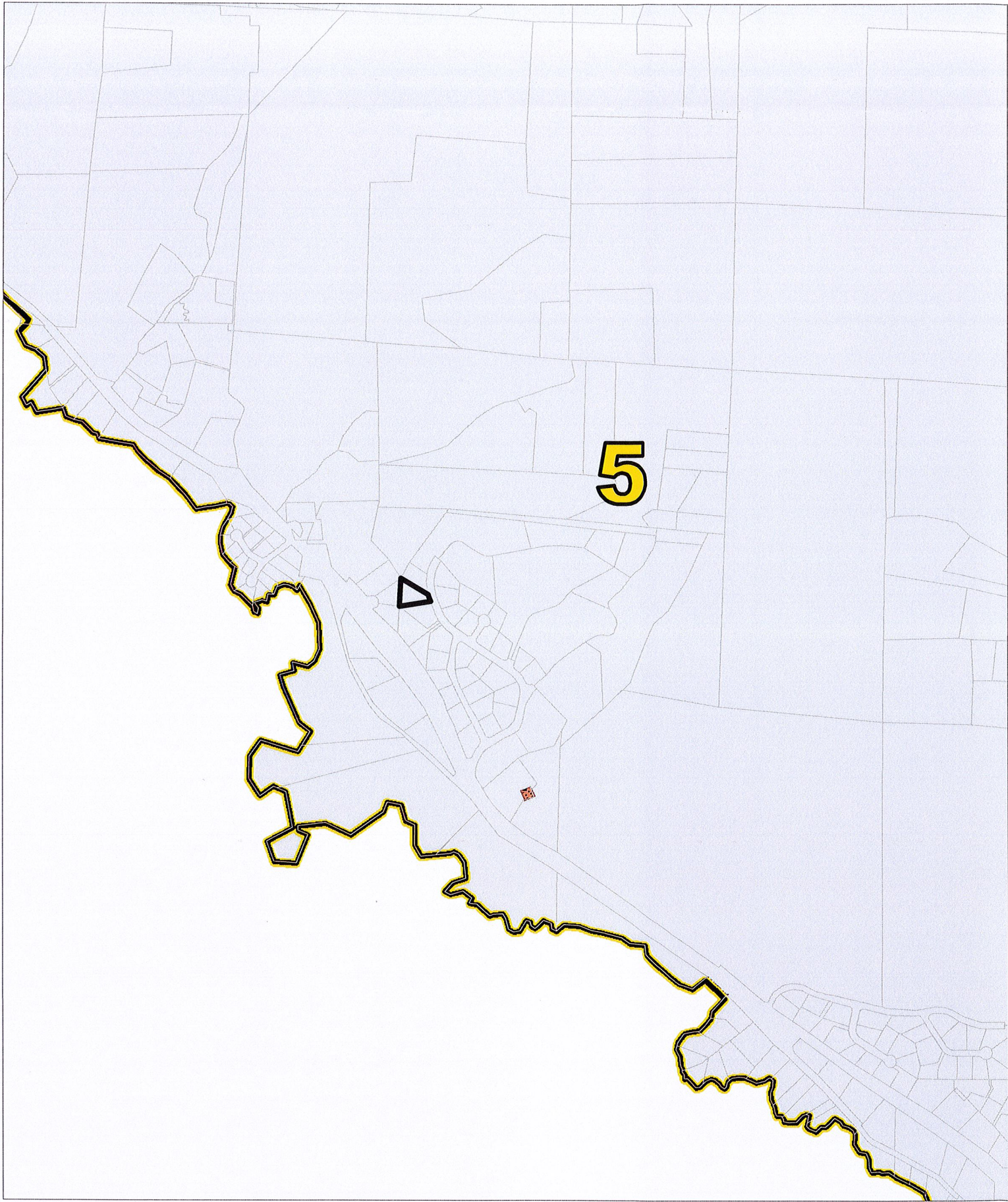


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
 County Water Districts



WATER DISTRICTS



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-  Cemetery Lots
-  Supervisorial Districts 2010
-  Gualala MAC

